

MINUTES FOR OGDEN VALLEY PLANNING COMMISSION MEETING

Tuesday, May 26, 2026, 5:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Status
Lisa Arbogast	Planning Commission Chair	Present
Angela Dean	Planning Commission Vice Chair	Present
Fred Blickle	Planning Commission Member	Present via Zoom
Tyson Lloyd	Planning Commission Member	Present
Erin Shaffer	Planning Commission Member	Present
Teri Zenger	Planning Commission Member	Present
Jim Morgan	Planning Commission Member	Present via Zoom
Brian Carver	City Planner	Present
Corbin Gordon	City Attorney	Present via Zoom; arrived late 6:25pm
Kathy Zindel	OVC IT Director	Present
Sharon Robbins	OVC Recorder	Present

1. Call to Order at 5:08pm by Chair Arbogast
 - a. Pledge of Allegiance led by Chair Arbogast
 - b. Moment of Silence for approximately one minute

2. Regular Business
 - a. **START TIME FOR PUBLIC HEARINGS AT 5:00 PM**
 - b. Approval of Minutes

No minutes were approved in this meeting.

- c. Introduction of public hearing process (City Attorney)
Chair Arbogast explained the public hearing process to the attendees

- d. Review and provide a recommendation to City Council on adoption of 104-4 Gravel Zone

- i Discussion of the Code Text Amendment
City Planner Carver read the summary of the changes in 104-4 Gravel Zone that was provided with the notice packet.

ii Public Hearing

Virginia Mol indicated she lives in The Preserve, and that there is a gravel pit in her subdivision. She expressed concern over the dust and noise. She indicated that she hopes the

gravel zone ordinance can provide some relief and include measures to mitigate impacts to surrounding neighbors.

Steve Below indicated the gravel pit was there before the houses. It is noisy. He is interested in reducing the impact of the gravel trucks. His preference is to have gravel produced locally to keep the trucks off the roads and not bring the gravel from Mountain Green. He also expressed that gravel needs to be reviewed on a case-by-case basis. The noise level depends on the equipment used, and that water can be used to reduce dust.

Robert Bachman indicated that he lives close to the gravel pit spoken of. He hears the machines constantly from 7am to 6pm. If gravel pits are allowed, there should be a study and limitations on trucks going in and out.

iii Possible recommendation to the City Council

The Planning Commissioners agreed the gravel pit described in the public comments is not part of a gravel zone. It is included in a development agreement, not part of what the Planning Commission can affect.

There was discussion about changing hours of operation, adding text to provide enforcement. The Council members indicated they are sympathetic to noise, dust and keeping children safe by not having the truck on the road as they walk to school.

Council member Morgan indicated this discussion should go beyond gravel to general construction with trucks hauling lumber, etc.

City Planner Carver was asked about the gravel zone language. He indicated that staff reviewed the draft and confirmed that there were no concerns with the verbiage nor enforceability as written. Many of the requirements are under state law.

Council member Zenger moved to forward 104-4 Gravel Zone to the City Council with the change in hours of operation to 8am-5pm, to include hauling gravel. Council member Blickle seconded the motion. Six Council members voted aye. Council member Shaffer voted nay due to the operational hours. The vote passed 6-1.

- e. Review and provide a recommendation to City Council on adoption of 108-17 Ogden Valley Pathways.

i Discussion of the Code Text Amendment

City Planner Carver read the summary of the changes in 108-17 Ogden Valley Pathways that was provided with the notice packet.

ii **Public Hearing**

Matt Cardon asked about the definition of mixed use. He wanted clarification on equestrian uses.

iii Possible recommendation to the City Council

The Planning Commission members discussed the mixed use of the pathways, and determined they want to explicitly add equestrian as a mixed use. There was discussion on pathway etiquette using bells and/or calling out so that path users are not startled. They indicated that education would help for the shared uses to be successful.

Council member Zenger expressed that the half triangle signs for right-of-way are required. There was agreement for requiring these signs at trailheads and junctures.

There was discussion about the structure of the path. It was agreed to keep language indicating the pathway design standard is for Class 1 Bikeway.

Council member Lloyd moved to forward 108-17 Ogden Valley Pathways to the City Council including Class 1 Bikeway in the description. Council member Shaffer seconded the motion. Seven Council members voted aye. The vote passed 7-0.

f. Review and provide a recommendation to City Council on adoption of 108-11 Short Term Rentals.

i Discussion of the Code Text Amendment

City Planner Carver read the summary of the changes as provided with the notice packet. 108-11 Short Term Rentals

ii **Public Hearing**

Kathy Smith asked for clarification on the definition of Short-Term rental. She indicated that homes in her area are rented nightly. She also asked about enforcement.

Steve Below indicated that enforcement is a big issue.

Allison Larson indicated that STRs provide revenue and tax dollars for the City. She asked that the process to apply for and maintain STRs, not be too arduous a process. She indicated the inspection process costs the City and the property owners money. If there are not STRs, these homes may not be occupied.

Linda Evans indicated that the STR market is a huge fund for the City. She indicated that restricting by zone is not fair. It is a great tax base.

Greg Friedman indicated that he rents his house out twice a year. He indicated that the Weber County STR ordinance was flawed and expressed the City should proceed with caution with adoption of this ordinance. The limit of 10 people is arbitrary, and a formula may be more

effective. He also indicated there needs to be a structure to investigate and suggested that having property management companies with a master license for STRs would be more efficient than needing to track individual residences.

iii Possible recommendation to the City Council

The Planning Commission discussed the limit of 10 people in the STR. It was originally put into the Weber County regulation to keep disruption to a minimum.

Commission members agreed that inspections should not be arduous but are needed to ensure safety. STRs need to enter into a contract with the City. The City has a duty to maintain them, and it should be considered part of the cost of doing business.

The Commission members agreed to retain the 10-person limitation of occupancy in the STR.

Council member Shaffer moved to forward 108-11 Short Term Rentals to the City Council as drafted. Vice Chair Dean seconded the motion. Seven Council members voted aye. The vote passed 7-0.

- g. Review and provide a recommendation to City Council on adoption of 108-19 Accessory Dwelling Units.

i Discussion of the Code Text Amendment

City Planner Carver read the summary of the changes in 108-19 Accessory Dwelling Units that was provided with the notice packet.

ii **Public Hearing**

Steve Below stated the setback rules should be reviewed and expanded. He has a home, where he would like to put a barn with an ADU further back beyond his hay fields.

Matt Cardon indicated the square footage limitation on ADU size is too restrictive. It is arbitrary and unnecessary.

iii Possible recommendation to the City Council

The proximity to the primary residence with setbacks is set in the individual zones (not in this ordinance).

The Commissioners discussed that owner occupancy was required with exceptions in 108-19-3 for military and religious reasons.

Commission member Lloyd asked about increasing the size of the ADU. The restriction on size was raised to address affordability by providing smaller home options that are rarely available and address strain on water and septic systems.

There was discussion about converting a primary residence into an ADU and building a new primary residence that the size requirements would not be consistent. Vice Chair Dean recommended that an existing structure be allowed to convert to an ADU only if it meets the requirements of the ordinance.

Council member Zenger indicated there was a public comment about if the ADU must be on a permanent foundation. City Planner Carver indicated that if not on a permanent foundation, the structure would be treated as an RV.

Council member Zenger moved to forward 108-19 Accessory Dwelling Units to the City Council with the addition that existing structures be converted to ADUs only if they meet the requirements of the ordinance. Vice Chair Dean seconded the motion. Six Council members voted aye. Council member Shaffer voted nay. The vote passed 6-1.

- h. Review and provide a recommendation to City Council on adoption of 108-21 Agritourism
 - i Discussion of the Code Text Amendment

City Planner Carver read the summary of the changes in 108-21 Agritourism that was provided with the notice packet.

ii Public Hearing

Jason Fuller read his (and Christine's) statement into the record. It is attached as part of the minutes.

Glen Crydon stated they have a new farm and are interested in agritourism. He also indicated the City should consider more comprehensive view of this opportunity, such as astrotourism and cultural tourism. He agreed with Jason Fuller about how complex farming is, and that it is a joy and passion.

Christine Fuller indicated they have been attacked in the community for trying to add a small home for agritourism. She asked that the community come together. It needs to be done right.

iii Possible recommendation to the City Council

The Commission members discussed that there were good additions from the public comments, including whether to add the table from Weber County. Council member Shaffer indicated that she does not like the table.

Council member Morgan indicated that the current proposal was different than what was proposed by Ian Hueton.

Chair Arbogast indicated the AG committee is meeting again tomorrow (Wednesday, May 27). She suggested getting their additional comments prior to finalizing this land use code.

Council member Blickle moved to table 108-21 Agritourism and revisit it at the next hearing on June 9th. Council member Shaffer seconded the motion. All commission members voted aye (7-0).

END OF PUBLIC HEARINGS

3. Adjourn

Council member Zenger moved to adjourn the meeting. Council member Shaffer seconded the motion. All commission members voted aye (7-0).

The May 26, 2026 Planning Commission minutes were Approved by the Ogden Valley Planning Commission on the 9th day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins